

Exhibit A:

DRC2005-00073 Findings for Third Time Extension

- A. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted.
- B. Substantial site work could not be completed as set forth in Coastal Zone Land Use Ordinance Section 23.02.042 because of circumstances beyond the control of the applicant.
- C. The original findings justifying the first two time extensions can still be made.
 - 1. There have been no changes to provisions of the Land Use Element and Land Use Ordinance applicable to the project since the approval of the land use permit.
 - 2. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Coastal Zone Land Use Ordinance apply to the project.
 - 3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.
- D. The original findings for approval of the Development Plan / Coastal Development Permit (DRC205-00073) can still be made and the original conditions of approval are still adequate to ensure the project's consistency with the General Plan and applicable zoning and building ordinances as shown in the attached findings and conditions for the September 25, 2012 Board of Supervisors Resolution modifying the decision of the Planning Commission.